

February 28, 2013 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church
DRAFT

Committee members present: John Bourquin, Shelley Gonzales, Joyce Mitchell, Susan Johnson, and Secretary Gwen Sutherland

Also present were two members of the public and Alex Hogel from the Planning Department.

Chairwoman Gonzales called the meeting to order at 4:10 p.m.

The minutes of the July 26, 2012 meeting were approved with no changes. (m/sc: Bourquin/Mitchell/unanimous)

ADMINISTRATOR'S REPORT:

- A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website: www.bigforksteering.org Agendas are posted on the Flathead County Planning Office website www.flathead.mt.gov
- B. Status of Pending Applications: Messenger/Savelle: Zone change unanimously approved by Commissioners on 12/3/2012.
Klempel: Approved by BOA on 10/2/2012.

Chairwoman Gonzales introduced Andy Malone who has expressed an interest in filling the vacant Member position. Gonzales asked Malone to submit a letter of interest.

PUBLIC COMMENT:

Paul Mutascio spoke on behalf a Bigfork group who has formed for the purpose of looking into the planned closings of Green Box sites in the Somers, Lakeside, Creston and Bigfork area by the Solid Waste Board. He discussed the cost and lack of feasibility of curb service in rural areas such as these if the sites are no longer available for trash and recycling. He felt that these closings could have an impact on land use. The Bigfork Group is requesting that the Solid Waste Board look at the impact and consider the landfill saving that recycling provides to offset the cost of keeping the Green Box site available. Mr. Mutascio encouraged citizens to speak to their neighbors and stay informed on this issue by going to the Flathead County website, Solid Waste, Documents, Strategic Plan.

The Committee thanked Mr. Mutascio for his information, hard work and concern.

Chairwoman Gonzales thanked Mr. Hogle for allowing the Committee to extend the public comment time.

APPLICATIONS:

There were no applications.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

- A. Annual review of By-Laws:
Gonzales recommended putting a provision in the by-laws allowing telephone conference calls for a committee member who may not be present for a meeting. A discussion ensued whether applicants might be uncomfortable with that process. The Committee asked Hogel to obtain an opinion from B.J. as to whether that can be done and if it needs to be included in the By-laws. Hogel agreed to check on that for the Committee.

Bourquin asked if the language “operate under Robert’s Rules of Order” is consistent with generally accepted “Parliamentary Procedures.” He also expressed a concern about a possible inconsistency in the By-Law language regarding a notice of at least five working days for posting the Committee agenda on the FCPZ web page and the Policy and Procedure language (Exhibit A) requiring at least 48 hours’ notice. After a discussion, Gonzales suggested using the five working days notice in both instances for consistency. Gonzales made a motion to continue using the current By-Laws as amended 4/26/2012. (m/sc: Mitchell/Bourquin/unanimous).

B. Discuss review of Bigfork Neighborhood Plan:

Mitchell noted that some Committee members seem unaware of the specifics of the Plan and the Vision. She suggested that it is the member’s obligation to understand and represent the Vision. Gonzales proposed holding a workshop on the Plan and the Vision once a year between June 1 and June 15 for new members. After discussion, Gonzales made a motion establish an annual workshop to review the purpose and vision of the Bigfork Neighborhood Plan and to review Parliamentary Procedure as suggested by Bourquin. (m/sc: Gonzales/Bourquin/unanimous).

C. Review addendum to staff report on Messenger/Savelle and addendum to staff report on Klemple conditional use permit:

As stated in the Messenger/Savelle staff report by Alex Hogel, there seems to be some disconnect between the text in the Plan, goals and policies in reference to Suburban Residential zoning. Hogel noted that B.J. recalled that there was a discussion about Suburban Residential in the Bigfork Plan in reference to a request for more restrictions in R1 and R2 zoning and this should be fixed. Gonzales noted that the Neighborhood Plan is not a regulatory document so if the policies seem more restrictive, they cannot be enforced. Gonzales requested that the Planning Department email any staff report addendum to a BLUAC recommended application so BLUAC can be aware of those changes. Hogel replied they would.

D. Discuss potential change to Rising Mountain Assisted Living PUD:

Gonzales read in the newspaper that the Assisted Living center was installing a 100-seat community center and the PUD did not provide for a community center. Hogel clarified that a community center was a gathering place and that was OK. Gonzales suggested that a community center serves a second purpose. Bourquin asked if they are aware they need to amend their PUD. Gonzales said she hoped the Planning Department would talk to them about amending the PUD. Mitchell made a recommendation to Hogel to talk to them in reference to the community center in the newspaper and report back to BLUAC.

E. Vacancy and Elections:

Andy Malone has expressed an interest in filling the BLUAC vacancy; however since February is a short month and there needs to be a 30 day period, the vacancy cannot be voted on until the April meeting. Gonzales suggested that a Special Meeting could be requested to fill the vacancy or it could be filled at the regular meeting in April. Mitchell said that Malone is a great applicant. Gonzales commented that it is great to have a full board. Also that Election Day is May 7; however if only 3 people filed for the three open positions, then there is no election as the applicants will be elected by acclamation.

The meeting adjourned at 5:34 p.m. (m/sc: Gonzales/Johnson/unanimous)

Respectfully submitted,
Gwen Sutherland
BLUAC Secretary